

EASEMENTS

Fences are permitted within a platted easement provided that:

- 1) there are no plat restrictions prohibiting fences in an easement;
- 2) the property owner removes the fence, or portion of fence, necessary for the City or utility company to gain access to the easement for maintenance purposes.

Should the property owner fail to remove the fence sections located within the easement, the City or utility company may do so.

The City and utility companies assume no responsibility for the cost of replacing any fences.

*The City encourages you to contact Missouri One Call at **1-800-DIG-RITE** for info on utility line locations.*

No fence can be installed or maintained within a drainage way, detention facility, or engineered swale which will create ponding on adjacent property, divert water onto adjoining property, or impede drainage.

A gap shall be provided between the bottom of the fence and the ground.

SIGHT DISTANCE TRIANGLES

Fences constructed near street intersections are required to stay clear of an area known as the "sight distance triangle" in order to provide a reasonable degree of traffic visibility.

CONTACT DEVELOPMENT SERVICES

Raymore City Hall
100 Municipal Circle
Raymore, MO 64083

816-331-1803
raymore.com

OTHER CONTACT NUMBERS

Building Inspections: 816-331-7916

Building Official: 816-892-3009

City Planner: 816-892-3016

Code Enforcement: 816-892-3027

RESIDENTIAL FENCES



FENCE PERMITS

A permit is required when:

- A new fence is being constructed;
- An existing fence is being extended;
- An existing fence is being replaced with a new fence that is a different size, at a different location, or of a different design (e.g. replacing a chain link fence with a wood fence); or
- More than 50% of the linear length of an existing fence is being replaced.

Fence permits are issued by the Building Inspections Division at City Hall. A permit must be obtained prior to the beginning of any construction. The cost of a fence permit is \$30.

To obtain a fence permit, an application and a plot plan must be submitted to the Building Inspections Office. A plot plan is based on the property survey drawing that is made when a new house is built or property is sold or mortgaged. If no such drawing is available, contact Building Inspections to determine if a plot plan for your property is on file with the City.

The plot plan must show:

1. Where the new fencing is to be installed in relationship to the property lines or buildings;
2. Where there is existing fencing on or adjacent to the property that is to remain in place;
3. A note should be placed on the plot plan indicating the height of the proposed fence and fence materials.

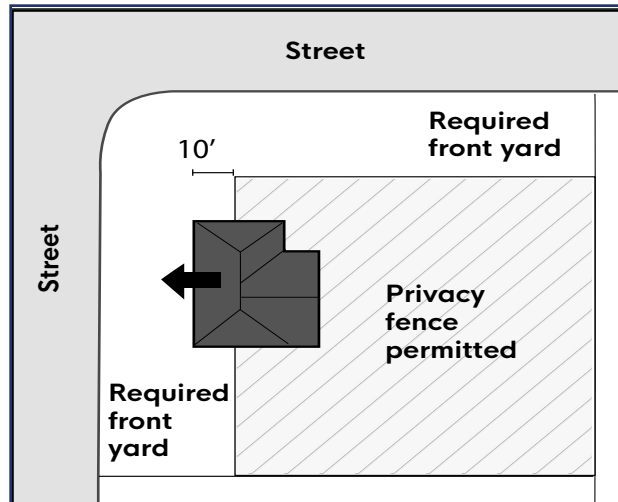
INSPECTION

An inspection must be requested when the fence is complete by contacting the Building Inspections Office. If the fence passes the inspection, a green removable sticker will be placed on the fence. If the fence does not pass the inspection, a red removable sticker will be placed on your fence instructing you to contact the Building Inspections Office for further details.

PRIVACY FENCES

Privacy fences are solid fences that create an opaque wall or screen. Privacy fences may be up to 6 feet in height. Materials allowed for the construction of privacy fences in residential districts include wood (maximum board width of 12 inches), vinyl, or similar materials.

Privacy fences are permitted to be located in the side and rear yard, provided that no portion of the fence extends within ten (10) feet of the front corner of the house. See illustration:



For regulations on privacy fences on corner lots, contact the Development Services Department.

CHAIN LINK FENCES

Except in the A and RE Districts a chain link fence is subject to the same requirements regarding where on a lot they can be located as privacy fences.

Barbed wire fences are only allowed in agricultural zoning districts.

DECORATIVE FENCES

Decorative fences (split rail, picket, wrought iron) are open fences that are no more than 66% opaque. A shadow-box fence is not a decorative fence. For picket fences, the gap between pickets should be at least 1/2 the width of a picket.

A four foot decorative fence is allowed on any portion of a lot. A decorative fence between four and six feet in height is subject to the same requirements regarding where on a lot they can be located as privacy fences.

RURAL DISTRICTS

Requirements for fences in the 'A' Agricultural district and the 'RE' Rural

Estate District differ from the regulations provided here. Contact the Development Services Department for fence requirements if your property has a rural zoning designation.

CONSTRUCTION REQUIREMENTS

All fences must be constructed with a finished surface facing outward from the property. Any posts or support beams must be inside of the finished surface.

COVENANTS

Additional restrictions may exist for your neighborhood in private covenants attached to the deed of your property. The City does not enforce these private agreements, but encourages property owners to consult with your local Home Owner's Association representative or deed documents.